

4.1 AESTHETICS

This section analyzes impacts of the proposed project related to aesthetics based on a visual assessment conducted as part of the preparation of this EIR, which includes consideration of photo simulations provided by the applicant. This section also draws from the City of Santa Cruz *General Plan 2030* EIR (SCH#2009032007), which was certified on June 26, 2013, regarding background information on aesthetics and scenic views. The General Plan EIR is available for review at the City of Santa Cruz Planning and Community Development Department (809 Center Street, Room 107, Santa Cruz, California) during business hours: Monday through Thursday, 8 AM to 12 PM and 1 PM to 5 PM. The General Plan EIR is also available online on the City's website at: <http://www.cityofsantacruz.com/departments/planning-and-community-development/general-plan-2030>.

Public and agency comments related to visual impacts were received during the public scoping period in response to the Notice of Preparation (NOP). Issues raised in these comments include:

- ☐ The proposed multi-family residential project would be out of character with lower intensity development on Ocean Street Extension north of the project site that is within an unincorporated area within the County of Santa Cruz.
- ☐ The project would degrade the visual character and quality of the site and surrounding area by introducing an incompatible development at the City/County boundary where density and intensity of development typically decreases.
- ☐ Project buildings would visually appear too massive in the context of the surrounding area and would block scenic views of the City and Pogonip from Graham Hill Road.
- ☐ The project would introduce a new source of substantial light and glare.

To the extent that issues identified in public comments involve potentially significant effects on the environment according to the California Environmental Quality Act (CEQA) and/or are raised by responsible agencies, they are identified and addressed within this EIR. Public comments received during the public scoping period are included in Appendix B.

4.1.1 Environmental Setting

Regulatory Setting

The City's Zoning Ordinance requires a "design permit" for most new construction in the City of Santa Cruz, including new construction of multiple dwellings containing three or more dwelling units. The purpose of the design permit is to promote the public health, safety and general welfare through the review of architectural and site development proposals and through application of recognized principles of design, planning and aesthetics and qualities typifying the Santa Cruz community. Pursuant to the Design Permit requirements (Zoning Ordinance Section 24.08.430), findings must be made that address 17 identified criteria, which are summarized below, before the City issues a design permit. Chapter 24.12 of the Zoning Ordinance provides

“Community Design Standards” that address general site design standards, parking, advertising and signs, underground utilities, historic preservation, and other provisions for specific uses. The criteria to be addressed in findings for a Design Permit include:

1. Consistency with physical development policies of the General Plan and Local Coastal Program, if located in the coastal zone.
2. Compatible exterior design and appearance with other existing buildings and structures in neighborhoods which have established architectural character worthy of preservation.
3. Respect design principles in terms of maintaining a balance of scale, form and proportion, using design components which are harmonious, and materials and colors which blend with elements of the site plan and surrounding areas.
4. Site planning that takes into account uses other than that of a proposed project.
5. Orientation and location of buildings, structures, open spaces and other features to maintain natural resources including significant trees, maintain a compatible relationship to and preserve solar access of adjacent properties, and minimize alteration of natural land forms.
6. Protection of views along the ocean and of scenic coastal areas, and where appropriate and feasible, restore and enhance visual quality of visually degraded areas.
7. Site layout to minimize the effect of traffic conditions on abutting streets.
8. Encourage alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians, bicyclists, and public transit.
9. Provision of open space and landscaping which complement buildings and structures.
10. Reasonably protect against external and internal noise, vibration and other factors which may tend to make the environment less desirable and respect the need for privacy of adjacent residents.
11. Provision of complementary signs.
12. Structural designs to take advantage of natural elements such as solar radiation, wind, and landscaping for heating, cooling and ventilation.
13. Incorporation of water-conservation features and landscaping.
14. Reuse of heat generated by machinery in industrial zones.
15. Design of buildings in industrial zones to make use of natural lighting wherever possible.
16. Solar heating systems for hot tubs and swimming pools.
17. Compatible siting and design along West Cliff Drive streetscape.

Regional Setting

The visual character of the City of Santa Cruz is influenced by a blend of natural features and historic neighborhoods. Santa Cruz is strongly characterized by its coastal location along Monterey Bay, which defines the city's entire southern boundary. Open space areas, including those that make up the City's greenbelt, also are significant contributors to Santa Cruz's natural setting. The Santa Cruz Mountains and its foothills on the north provide a backdrop of open space views, and offer panoramic views of the City and ocean (City of Santa Cruz, April 2012, DEIR volume). Key natural and open space features include:

- ☐ The coastline and beaches,
- ☐ The San Lorenzo River and other watercourses, parks and open space, and
- ☐ The background view of the Santa Cruz Mountains.

According to the City's General Plan, varied topography shapes the city's character and creates many public views throughout the community, including views of Monterey Bay and the city as a whole. Arroyos and steep coastal cliffs are identified as providing the greatest variation in the city's topography. Other features include pronounced hills—most notably the coastal terraces of the UCSC campus, Pogonip, the Carbonera area, and DeLaveaga Park; smaller hills—such as Beach Hill and Mission Hill—act as community landmarks; and shallow slopes toward Monterey Bay (City of Santa Cruz, June 2012). Ridgelines along Escalona Drive and Grandview Street mark significant changes of elevation.

Open space areas, including those that make up the City's Greenbelt, are significant contributors to Santa Cruz's natural setting. Pogonip, DeLaveaga Park, Arana Gulch, Neary Lagoon, Younger Lagoon, Antonelli Pond, Arroyo Seco Canyon, the Moore Creek Preserve, and the Jessie Street Marsh are identified in the General Plan as being important natural features that provide scenic amenities and contribute to the identity of surrounding residential neighborhoods (City of Santa Cruz, June 2012).

The project site is located at the edge of the City and lands to the north are within the unincorporated portion of Santa Cruz County. The County's General Plan recognizes the diverse characteristics of visual resources that the County possesses and indicates that resources worthy of protection include ocean views, agricultural fields, wooded forests, open meadows and mountain hillside views (County of Santa Cruz, December 1994).

Visual Character of the Project Area

The project site is located in an area generally designated for residential uses, except for the adjacent Santa Cruz Memorial Park. The visual character of the surrounding area is a mix of residential uses and open space along Ocean Street between Highway 1 and Graham Hill Road. There are several multi-family condominium and apartment developments along the east side of Ocean Street, as well as a couple of commercial buildings and a temple. This area contains trees

typical of a developed setting with tree-lined streets that support sidewalks and bike lanes. The Santa Cruz Memorial Park Cemetery provides open space on the east side of Ocean Street from Highway 1 to just north of the project site.

At the Ocean Street intersection with Graham Hill Road, the topography steepens going up Graham Hill Road and eucalyptus and other trees are prominent features of the landscape along Graham Hill Road. Single-family homes exist along Graham Hill Road both to the east of the project site within the Tanner Heights neighborhood in the City of Santa Cruz and to the north of the project site within unincorporated Santa Cruz County. This area is heavily wooded with trees and other landscaping; residential development is partially visible, although it is often heavily screened by vegetation, landscaping, and/or topographical changes.

Low-density residential uses, agricultural uses, and undeveloped properties are found along Ocean Street Extension north of the project site and north of Crossing Street. This area is visually separated from the project site by the topographical changes on the property to the north of the project site and intervening tree cover.

Scenic Views and Scenic Resources

Within the City of Santa Cruz, prominent scenic views are primarily those that are oriented toward Monterey Bay and the Pacific Ocean or toward the Santa Cruz Mountains that frame the northern boundary of Santa Cruz (City of Santa Cruz, April 2012, DEIR volume). There are no designated scenic highways or roads within the City. The *General Plan 2030* defines a scenic highway or scenic route as “a highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest.”

The project site is located in the north-central portion of the city of Santa Cruz in an area characterized by residential and open space land uses as described above. According to maps developed for the City’s *General Plan 2030* and included in the General Plan EIR, the project site is not within a mapped scenic panoramic view (City of Santa Cruz, April 2012, DEIR volume).

Graham Hill Road to the north of the project site is located in the unincorporated county area. The road is not designated as a scenic road in the Santa Cruz County General Plan in the project vicinity, but is a designated county scenic road north of the project site from Lockwood Drive north to Highway 9 (County of Santa Cruz, May 1994). Views along Graham Hill Road adjacent to and north of the project site, consist of residential development within a heavily wooded setting with both native and introduced trees. In the vicinity of the project site, development in the Harvey West area and a portion of the eastern ridge of the City-owned Pogonip greenbelt property are part of the background view that is briefly visible to motorists along Graham Hill Road.

Visual Character and Views of Project Site

The project site is undeveloped and gently slopes up to Graham Hill Road and steepens adjacent to Graham Hill Road. There are seven eucalyptus trees along the site's eastern border, situated at the upper slope of the site along Graham Hill Road. Six oak trees are present on the northwestern portion of the site. There are also several small non-native, invasive acacia trees on the property. Photos and views of the project site are shown on Figure 4.1-1. The existing Santa Cruz Memorial Park cemetery, crematory, the project site and the adjacent undeveloped wooded property to the north are the primary elements that characterize the visual setting in the immediate vicinity of the project site.

The project site is not visible along northbound Ocean Street, except a portion of the southern open area of the site is briefly visible at the Ocean Street-Graham Hill Road / Ocean Street Extension intersection. In this location, the Santa Cruz Memorial Park crematory building is the primary developed feature that is visible from this vantage point, and the view is framed by existing trees along both sides of the street. The project site is visible along Ocean Street Extension in the immediate vicinity of the site. However, due to intervening topography and vegetation, the project site is not visible along Ocean Street Extension further north of the project site.

Views along Graham Hill Road adjacent to and north of the project site, consist of residential development within a heavily wooded setting with both native and introduced trees. In the vicinity of the project site, development in the Harvey West area and the distant City-owned Pogonip greenbelt property are part of the background view that is briefly visible to motorists along Graham Hill Road.

The project site is visible from Graham Hill Road, in which portions of the sloping site and eucalyptus trees along Graham Hill Road are visible to motorists for a short duration. Northbound views include brief views of Pogonip in the background. Along southbound Graham Hill Road, mid-range views of the developed Harvey West area of the City are visible from the road in the vicinity of the project site as is a distant view of the upper ridge of Pogonip.

4.1.2 Impacts and Mitigation Measures

Thresholds of Significance

In accordance with the California Environmental Quality Act (CEQA); State CEQA Guidelines (including Appendix G); City of Santa Cruz plans, policies and/or guidelines; and agency and professional standards, a project impact would be considered significant if the project would:

- 1a Eliminate or substantially adversely affect, modify, or obstruct a visually prominent or significant public scenic vista, public viewing area, or public view corridor, including views of the ocean, to and along the shoreline, and panoramic background mountain views;

- 1b Eliminate or substantially adversely affect significant scenic resources along a scenic highway or designated scenic roadway, including, but not limited to, visually prominent trees, rock outcrops, or historic buildings, or visually prominent trees or historic-landmark buildings in other locations within the City;
- 1c Substantially degrade the existing visual character or quality of the surrounding area-- i.e., be incompatible with the scale of the surrounding area or substantially detract from the aesthetic character of the neighborhood; or
- 1d Create a new source of substantial light or glare that would adversely affect daytime or nighttime views or activities in the area, or pose a nuisance. This includes ambient nighttime illumination levels that would be increased beyond the property line, or use of highly reflective building materials.

Analytical Method

The analysis is based on site visits to view the site from different vantage points in the vicinity as well as driving along all vicinity streets to characterize the visual setting and to determine locations from which the project site is visible. Two photo simulations were provided by the Applicant that depict how the project would appear from two vantage points along Ocean Street Extension.

Impacts and Mitigation Measures

The following analysis assesses impacts on scenic views (1a), scenic resources (1b), the visual character of the site and surrounding area (1c), and light and glare (1d).

Impact Aesth-1: Scenic Views. The proposed project would not eliminate or substantially adversely affect, modify, or obstruct a visually prominent or significant public scenic vista. Therefore, the project would result in *no impact* to scenic views (1a).

Construction of the ten four-unit buildings and several smaller accessory structures would not obstruct or remove scenic views as none exist in the area. There are no mapped panoramic views across or from the project site as shown in the City's General Plan. The project site has limited visibility from Ocean Street and Graham Hill Road. In the location of the project site, the views consist of a mix of trees, homes and distant views of the developed Harvey West area of the City. The views in this area are characterized by a mix of development amidst a wooded landscape that is typical along Graham Hill Road. A distant view of the eastern downslope portion of Pogonip is briefly visible for short duration across the site to Graham Hill Road. While this landscape may be aesthetically pleasing, there are no panoramic views of the ocean or other prominent landscape features that would be considered a scenic view of exceptional beauty as seen from a wide public area.

Views from the open space Pogonip area to the west are limited along the eastern edge of the property. Views from easternmost trails include segments where development in the City is visible, and due to the distance views of the project site and associated development would not be more prominent or distinctive than other surrounding development. Therefore, the project would be not result in a significant impact to a scenic view.

Mitigation Measures

No mitigation measures are required as a significant impact has not been identified.

Impact Aesth-2: Scenic Resources. The proposed project would result in removal of 10 trees that are not visually distinctive or prominent and are not are not located along a designated scenic highway or roadway. Tree removal would be considered a *less-than-significant impact* to a potential scenic resource (1b).

There are no existing buildings on the project site, and the property is not located adjacent to or in proximity to a local or state scenic highway. Nine non-native onsite trees on the project site and one pine tree at the Ocean Street Extension/Graham Hill Road intersection will be removed. The trees to be removed are mostly situated along the upper slope of the site, and include seven eucalyptus trees adjacent to Graham Hill Road and two small acacia trees. A number of the eucalyptus trees are multi-trunked, but are not visually distinctive or unusual specimens of eucalyptus trees. Eucalyptus and other trees exist along Graham Hill Road and adjacent properties. The trees on the project site are not visually prominent given other trees along Graham Hill Road, which is heavily vegetated adjacent to the project site and to the north.

A planted pine tree, located in a median at the at the Ocean Street Extension/Graham Hill Road intersection also will be removed. This tree is not visually prominent or distinctive in the context of the surrounding trees. From northbound Ocean Street, this tree is mostly obscured by a larger tree to the west. Similarly, this tree is not distinctive along southbound Graham Hill Road due to the presence of multiple larger trees with greater canopy cover.

None of the trees to be removed is a visually prominent feature of the surrounding landscape, and the trees are not readily distinctive with the backdrop of other existing trees along Ocean Street and Graham Hill Road. The trees do not represent a significant or prominent visual element of the surrounding area, and removal would not substantially alter the visual character of the area. While any tree may possess aesthetic qualities, the trees that may be removed are not unusual for the species (mostly eucalyptus) or visually distinctive or prominent from a wide area. Therefore, the trees are not considered scenic resources and removal would be not result in a significant impact to a scenic resource. Furthermore, six existing native oak trees on the project site will be retained and incorporated into the project design.

It is also noted that nine of the trees to be removed are considered heritage trees under City regulations. As indicated in the Initial Study (Appendix A), Chapter 9.56 of the City Municipal Code defines heritage trees, establishes permit requirements for the removal of a heritage tree,

and sets forth replanting requirements as adopted by resolution by the City Council. Approval of a tree removal permit automatically requires replacement trees per requirements established by the City. City regulations require tree replacement for removal of a heritage tree to consist of replanting three 15-gallon or one 24-inch size specimen for each heritage tree approved for removal. Removal of a heritage tree that is consistent with the criteria, provisions, and requirements set forth in City ordinances is not considered a significant impact.

The City approved removal of seven eucalyptus and two acacia heritage trees in 2010. The proposed landscaping plan depicts 90 trees that would be planted throughout the site, as well as four trees along the west side of Ocean Street Extension. Most trees are 15-gallon size, but some are 24-inch box size. Eleven of the proposed trees are coast live oak trees. The total number of trees to be planted exceeds the requirement under City regulations, which would be at least 30 15-gallon trees. Thus, the project complies with and exceeds the City's tree replacement requirements for removal of 10 heritage trees.

Mitigation Measures

No mitigation measures are required as a significant impact has not been identified.

Impact Aesth-3: Visual Character of the Surrounding Area. The proposed project would introduce new multi-family residential development into the area, which would be visible in the immediate vicinity of the site, but overall building siting, height, scale and mass would not substantially degrade the visual character of the surrounding area (1c). Thus, this is considered a *less-than-significant impact*.

The proposed project would result in development on a site that is currently undeveloped. The project consists of construction of ten two-story residential buildings, seven of which have partially underground parking, and several small accessory structures, including 3 carports, manager's office, and trash enclosures. Parking would occupy the ground level with two stories of living space above the parking. Due to the gently sloping terrain, the buildings would be stepped up the property, and as a result some of the ground level parking would be partially below grade. A retaining wall is planned along the eastern edge of the site, which would be approximately eight feet in height.

In assessing the potential aesthetic and visual impacts of the proposed project, the following factors are considered and addressed below: site layout, building height, building scale and mass, overall design components, including landscaping, and the degree of project visibility from public locations. The project site is surrounded by open space uses with the Santa Cruz Memorial Park crematory and other structures on the west side of Ocean Street Extension being the primary structures in the immediate area.

With regards to overall layout, the proposed buildings are stepped up the gentle slope of the property, which minimizes grading. The buildings are sited at varying angles and placement as

shown on Figure 2-1 in Chapter 3, Project Description, of this EIR. The varied building orientation serves to break up building mass, which will be further softened with proposed landscaping that includes planting 90 trees as discussed below. The orientation and location of the proposed buildings will preserve the six heritage coast live oak trees at the site.

Building height ranges between approximately 26 to 30 feet above finished grade based on cross sections included in the project application; see Figure 4.3-2 in the Section 4.3, Geology and Soils, of this EIR. The height limit in the proposed RL zone district is 30 feet. This is the same height limit in the R-1 zone district; the R-1 district has an additional height restriction to 2 ½ stories. The Planned Development (PD) regulations allow an increase in height, not to exceed one story or twenty percent of height (in feet) over and above regulations established in zone district regulations, which would be six feet for an increase in either the RL or R-1 district. The proposed building heights are within existing height limits permitted in the zoning regulations for either single-family or multi-family residences, and a PD to increase heights has not been requested by the applicant.

The building footprint for each of the ten residential buildings is about 2,100 square feet. Given the building footprint and height, the proposed buildings would be similar in scale to other multi-family developments in the vicinity along Ocean Street south of the project site and within other areas of the City. The height and footprint of the buildings also are similar to larger single-family homes built in the area, but would appear more massive than a typical home as the second living floor would have the same floor area as the first, which is not always typical of larger single-family homes that have partial second stories.

Schematic building elevations are shown on Figure 4.1-2. The proposed building materials include a concrete block foundation, board and batten siding with painted wood trim, vinyl windows and composition shingles for the roof. Muted gray, green and spruce colors are part of the color palette submitted to the City. Patios are shown on the west elevations. Trellises with climbing vines are planned on some of the sides of the building. These features help break up the building mass of the residential structures. All utilities will be underground.

The project site is visible along Ocean Street Extension adjacent to the site, but is not visible along Ocean Street Extension north of the site. The residential buildings are set back approximately 35 feet from the edge of the road pavement. Two photo simulations of the project provided by the applicant are shown on Figure 4.1-3. As seen, the buildings will be prominently visible in both northbound and southbound directions along Ocean Street Extension in the immediate vicinity of the project site. There are no other residential structures in the immediate vicinity of the project site, although several homes sit atop a hillside east of the project site in the Tanner Heights neighborhood and along Graham Hill Road north of the project site. The project site sits at a much lower elevation than the Tanner Heights neighborhood, and distant views from this neighborhood are partially screened by existing eucalyptus trees along the roadway.

The project would be visible from Graham Hill Road primarily along the northbound approach, and with the proposed removal of the seven onsite multi-trunk eucalyptus trees along Graham Hill Road, views into the project site would be opened up to both northbound and southbound motorists. The upper floors of the four proposed buildings along the eastern portion of the project site would be visible adjacent to Graham Hill Road. The buildings are set back 35 to 75 feet from Graham Hill Road and would be a lower elevation than the roadway. According to cross sections prepared as part of the permit applications, the structures would appear as two-story structures, as the lower level parking area is partially stepped on the slope. See Figure 4.3-2 in Section 4.3 of this EIR. From southbound Graham Hill Road, the project would become part of the foreground view and partially block views of existing development in the Harvey West area that is visible beyond the project site and cemetery.

Although the project would be visible in the vicinity of the site along Ocean Street Extension and from Graham Hill Road along the site's frontage, the project would not substantially degrade the visual character of the surrounding area as views of City development are currently available in the area. The proposed project scale and mass are similar to other condominium, townhouse and apartment developments along Ocean Street south of the project site. The massing of the buildings is broken up with the varied orientation of the building and setbacks between buildings, although the long sides of the buildings would be exposed from vantage points along both roads.

The proposed muted colors, limited windows, planned landscaped trellises, and other landscaping would serve to soften the overall building mass. The buildings are enhanced with double-hung windows, decorative trellis canopies over the entry porches that will be planted with climbing vines, deep roof overhangs, and decorative knee braces. The proposed architecture, design features and colors will be reviewed as part of the City staff report and Design Permit findings. It is noted that the staff report for the project in 2010 indicated that the architectural designs and exterior finishes render a "rural, farm-like style, which is appropriate for the rural context of the site."

Additionally, approximately 90 trees are included in the proposed landscaping plan. Eighteen trees are planned at the outer eastern edge of the property and are primarily coast live oak and bay trees, which would blend with the surrounding area and also provide some screening of the buildings. The proposed landscape plan is shown on Figure 4.1-4. Over time, the growth of the oak and bay trees that are part of proposed landscaping along the eastern portion of the site would soften the building mass of the proposed structures and partially screen the buildings. Additionally, the proposed oak and bay tree plantings in this area would blend with other existing tree cover along Graham Hill Road.

Although portions of the project buildings would be visible from adjacent roadways, neither Graham Hill Road nor Ocean Street Extension is a designated scenic road. The project site is on the edge of the City, and other City development is visible along Ocean Street the south, including multi-family residential developments, and homes within the unincorporated County

area are visible along Graham Hill Road. Although there is limited structural development in the immediate vicinity of the project, the proposed development is of similar mass and scale as other existing developments along Ocean Street to the south, and with the proposed landscaping, muted colors, and wood materials, the proposed buildings would not substantially degrade the visual quality of the surrounding area. The project is not visible from a wide area and not part of scenic panoramic views. Thus, the project impact to the visual character of the surrounding area is considered less than significant. Architectural and design features of the proposed structure will be further reviewed by City staff as part of the Design Permit process.

Mitigation Measures

No mitigation measures are required as a significant impact has not been identified.

Impact Aesth-4: Introduction of Light and Glare. The proposed project would include exterior lighting typical of residential developments, but would not result in introduction of a major new source of light or glare (1d). Thus, this is considered a *less-than-significant impact*.

The project would not result in introduction of a major new source of light or glare, although there will be exterior building lighting typically associated with residential development. This type of lighting would be oriented so as to not create offsite light. The project does not contain any design elements or features that would result in the introduction of a substantial new source of glare that would adversely affect day or nighttime views in the area.

Exterior building lighting will be further reviewed as part of the Design Permit review, and the project will be conditioned to install lighting such that it is directed downward and does not create light onto adjacent properties. It is also noted that the project buildings are oriented toward the west, and the eastern edge of the buildings would block views into the interior of the site as seen along Graham Hill Road. The proposed landscaping will also serve to partially screen buildings with associated exterior lighting. Furthermore, section 24.14.266 of the City's Municipal Code prohibits direct or sky-reflected glare from floodlights or other sources. Therefore, the project would not result in a significant impact related to creation of a new source of substantial light or glare.

Mitigation Measures

No mitigation measures are required as a significant impact has not been identified, however the following Condition of Approval is recommended.

Recommended Condition of Approval. Plans submitted for building permit issuance shall show the locations and details of all exterior lighting fixtures. All lighting shall be downward facing and shield to minimize off-site glare while providing adequate security.

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Views of Site from Ocean Street Extension



Views of Site Looking North



Views of Site Looking South





North View Existing



North View with Project



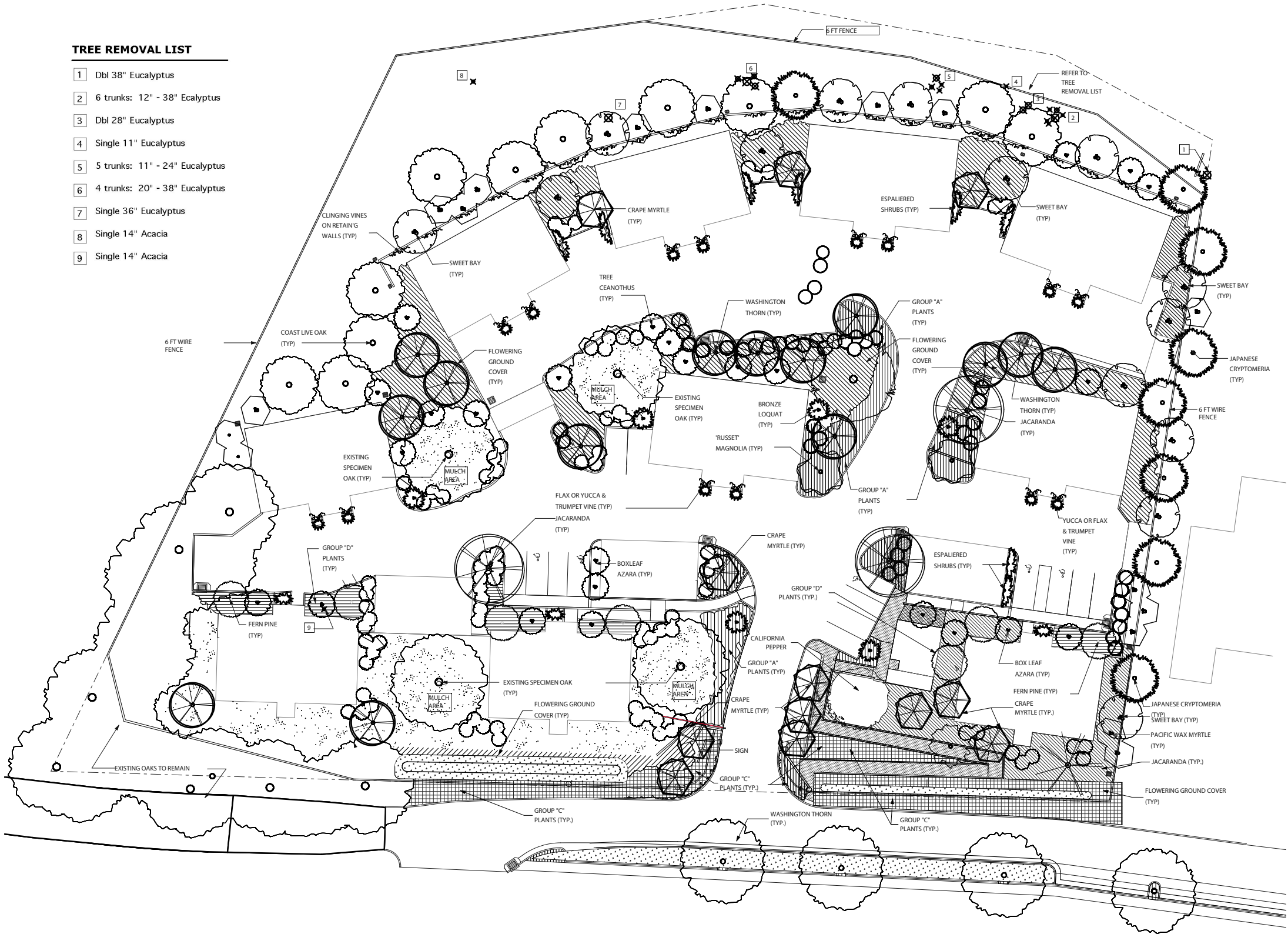
South View Existing



South View with Project

TREE REMOVAL LIST

- 1
- Dbl 38" Eucalyptus
- 2
- 6 trunks: 12" - 38" Ecalyptus
- 3
- Dbl 28" Eucalyptus
- 4
- Single 11" Eucalyptus
- 5
- 5 trunks: 11" - 24" Eucalyptus
- 6
- 4 trunks: 20" - 38" Eucalyptus
- 7
- Single 36" Eucalyptus
- 8
- Single 14" Acacia
- 9
- Single 14" Acacia



PLANT LIST				
	Botanical Name	Common Name	Size	Remarks
Trees	Crataegus phenopyrum	Washington Thorn	15 gallon	low branching
	Jacaranda mimosifolia	Jacaranda	24" box	
	Lagerstroemia indica hybrids	Crape Myrtle	15 gallon	
	Laurus nobilis	Sweet Bay	15 gallon	shrub form
	Magnolia grandiflora 'Russet'	'Russet' Magnolia	24" box	
	Olea europaea 'Wilsonii'	Fruitless Olive	15 gallon	
	Podocarpus gracilior	Fern Pine	15 gallon	
	Quercus agrifolia	Coast Live Oak	15 gallon	
	Schinus molle	California Pepper	24" Box	low branching
Lg. Shrubs / Sm. Trees	Cryptomeria japonica 'Elegans'	Japanese Cryptomeria	15 gallon	
	Azara microphylla	Box Leaf Azara	15 gallon	
	Ceanothus thyrsiflorus	Blue Blossom	5 gallon	
	Eriobotrya deflexa	Bronze Loquat	15 gallon	
	Cotinus coggygia 'Royal Purple'	Smoke Bush	5 gallon	
Group 'A' Plants	Myrica californica	Pacific Wax Myrtle	15 gallon	shrub form
	Agave species	Agave	1/5 gallon	
	Anigozanthos varieties	Kangaroo Paw	"	
	Chondropetalum tectorum	Cape Rush	"	
	Festuca species	Blue Fescue	"	
Group 'B' Plants	Lavandula species	Lavender	"	
	Limonium perezii	Sea Lavender	"	
	Phormium species	New Zealand Flax	5 gallon	
Group 'C' Plants	Kniphofia uvaria	Torch Lily	1/5 gallon	
	Phlomis fruticosa	Jerusalem Sage	"	
	Rosmarinus 'Collingwood Ing.'	Dwarf Rosemary	"	
Group 'D' Plants	Ceanothus gloriosus	Point Reyes Ceanothus	"	
	Salvia leucantha	Mexican Sage	"	
	Arctostaphylos densiflora	McMinn Manzanita	5 gallon	
	Camellia species	Camellia	5 gallon	
	Loropetalum chinensis	Chinese Fringe-flower	5 gallon	
Medium Shrubs	Fatsia japonica	Japanese Aralia	5 gallon	
	Pittosporum tobira	Tobira	5 gallon	
	Barberis species	Barberry	5 gallon	
	Ceanothus 'Concha'	Wild Lilac	5 gallon	
	Coleonema species	Breath of Heaven	5 gallon	
Espaliers	Phormium species	New Zealand Flax	5 gallon	in planters
	Yucca flaccida 'Ivory Tower'	Yucca	5 gallon	in planters
	Bougainvillea species	Bougainvillea	5/15 gallon	
Vines	Grewia caffra	Lavender Starflower	5/15 gallon	
	Azara dentata		5/15 gallon	
	Distictus buccinatorius	Blood Red Trumpet Vine	5 gallon	clinging
Groundcover	Ficus pumila	Creeping Fig	1 gallon	clinging
	Pandorea jasminoides	Bower Vine	5 gallon	on trellis
	Parthenocissus tricuspidata	Boston Ivy	1 gallon	clinging
	Cotoneaster 'Lowfast'	Bearberry Cotoneaster	1 gallon	
	Ceanothus griseus 'Horizont.'	Carmel Creeper	1 gallon	